025.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	936,400 / 936,400
					USE VALUE:	936,400 / 936,400
					ASSESSED:	936,400 / 936,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MISSIURO PATRICJA VASILYEV
Owner 2:	VASILYEV DMITRY
Owner 3:	
Street 1:	18 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GEDIES ROBERT W & RICHARD J -
Owner 2:	IANNELLIS JANE H -
Street 1:	55 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,198 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 3212 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5198.000	475,000	600	460,800	936,400
Total Card	0.119	475,000	600	460,800	936,400
Total Parcel	0.119	475,000	600	460,800	936,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.53 | /Parcel: 291.5

Legal Description

User Acct 16146

GIS Ref

GIS Ref

Insp Date 08/03/20

Entered Lot Size

Total Land:

Land Unit Type:

!2000!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,400	600	5,198.	460,800	935,800	935,800	Year End Roll	12/18/2019
2019	104	FV	368,100	700	5,198.	489,500	858,300	858,300	Year End Roll	1/3/2019
2018	104	FV	368,100	700	5,198.	357,100	725,900	725,900	Year End Roll	12/20/2017
2017	104	FV	322,800	0	5,198.	311,000	633,800	633,800	Year End Roll	1/3/2017
2016	104	FV	322,800	0	5,198.	264,900	587,700	587,700	Year End	1/4/2016
2015	104	FV	286,300	0	5,198.	259,200	545,500	545,500	Year End Roll	12/11/2014
2014	104	FV	286,300	0	5,198.	213,100	499,400	499,400	Year End Roll	12/16/2013
2013	104	FV	298,400	0	5,198.	202,700	501,100	501,100		12/13/2012

PRINT

Date	Time
12/10/20	17:31:28

LAST REV

Date	Time
12/01/20	14:08:35
danam	
2000	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEDIES ROBERT W	75700-550	1	9/23/2020		1,080,018	No	No		
GEDIES ROBERT L	56841-66		5/11/2011	Convenience	1	No	No		Robert L Geddies - DOD: 12/24/2019
GEDIES ROBERT L	56841-61		5/11/2011	Convenience	1	No	No		
GEDIES ROBERT L	26079-294		2/27/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2020	1345	Inter-De	21,000	C				
5/4/2018	543	Porch	7,000	C				
4/30/2018	526	Inter-De	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/3/2020	Measured	DGM	D Mann
4/14/2020	Other Change	JO	Jenny O
7/15/2017	MEAS&NOTICE	KB	Kevin B
3/24/2009	Meas/Inspect	189	PATRIOT
3/24/2000	Inspected	264	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	264	PATRIOT
8/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5198		Sq. Ft.	Site		0	80.	1.11	1									460,751						460,800	

Total AC/HA: 0.11933 | Total SF/SM: 5198 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,751 | Spl Credit | Total: 460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13973880
Const Adj.:	0.98990101
Adj $ / SQ:	191.799
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645354
Depreciation:	170373
Depreciated Total:	474980

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

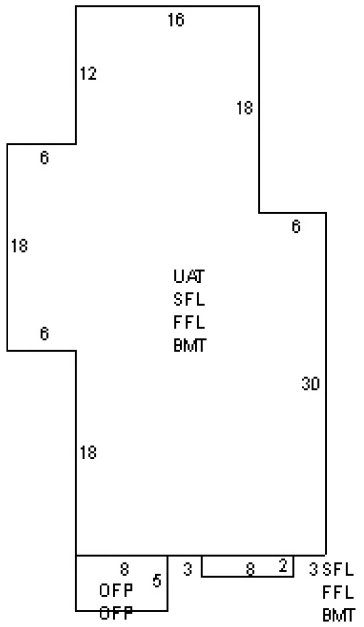
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.80
Special Features:	0	Val/Su Net:	133.43
Final Total:	475000	Val/Su SzAd	221.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,072	85.590	91,753
FFL	First Floor	1,072	191.800	205,608
SFL	Second Floor	1,072	191.800	205,608
UAT	Upper Attic	264	134.260	35,444
OFP	Open Porch	80	36.750	2,940

Net Sketched Area:	3,560			Total:	541,353
Size Ad	2144	Gross Are	4352	FinArea	3212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X14	A	AV	1990	4.16	T	23.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600